

UCIDA

Ulster County Industrial Development Agency

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY MINUTES AUGUST 10, 2016

A regular monthly meeting of the Ulster County Industrial Development Agency was held on Wednesday, August 10, 2016, in the Karen Binder Library, 6th Floor, Ulster County Office Building, 244 Fair Street, Kingston, NY.

Roll Call:

The following agency members were present:

Michael Horodyski	Chair
Robert Kinnin	Secretary
Michael Bernholz	Member
Randall Leverette	Treasurer
James Malcolm	Assistant Treasurer
John Morrow	Vice Chair - late

The following agency members were absent:

John Livermore	Assistant Secretary
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Office of Economic Development Staff:

Linda Clark
Christopher Fury
Suzanne Holt

UCIDA Attorney and Bond Counsel:

A. Joseph Scott	Hodgson Russ LLP
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Additional Attendees:

Harv Hilowtiz	
Bill Kemble	Daily Freeman
Gil Morrissey	2007 Route 9W LLC
Kelly Gamma	2007 Route 9W LLC
Jennifer Schwartz-Berkey	Ulster County Legislator
Geddy Sveikauskas	Ulster Publishing

Chair Horodyski called the meeting to order at 8:00 AM.

PLEDGE OF ALLEGIANCE

The members of the Agency participated in the Pledge of Allegiance to the flag.

READING OF THE UCIDA MISSION STATEMENT

The mission of the Ulster County Industrial Development Agency is to advance the job opportunities, general prosperity and long-term economic vitality of Ulster County residents by targeting tax incentives, bonding and other assistance to foster creation and attraction of new business and the retention and expansion of existing business.

MINUTES

Motion Randall Leverette, seconded by Michael Bernholz, moved to approve the Minutes of the July 13, 2016 meeting. A copy of said Minutes is on file.

Vote: The motion was adopted. John Livermore and John Morrow absent.

FINANCIALS

No financial report was presented.

It was noted that work has begun on the 2017 Budget and will be presented for review and adoption for filing in the NYS Authorities Budget Office's PARIS System not later than October 31, 2016.

ELECTION OF TREASURER

Motion James Malcolm, seconded by Michael Bernholz, moved to appoint Randall Leverette Treasurer of the Agency.

Vote: The motion was adopted. John Livermore absent.

COMMITTEE REPORTS

Audit Committee

No report was offered by the Audit Committee

Governance Committee

No report was offered by the Governance Committee

Ready2Go

Suzanne Holt reported that at the August 17, 2016 meeting of the Ulster County Economic Development Alliance, the Board of Directors will consider a proposal to return the UCIDA funding to the Ready2Go Program.

PROJECTS

2007 Route 9W LLC (ServPro)

Suzanne Holt introduced Gill Morrissey and his daughter Kelly Gamma.

ServPro, a business franchise, was established in the family garage 23 years ago. Currently, the business resides in Beacon, NY; it is their intent to consolidate their operations in Ulster County. The main line of business includes: (1) water damage restoration/cleanup, (2) sewer damage restoration/cleanup, (3) fire and soot damage restoration/cleanup, (4) large loss and disaster cleanup, (5) storm and flood damage cleanup, (6) biohazard and blood borne pathogen cleanup and (7) duct cleaning. They do not perform asbestos clean-up.

The project at hand will be located at 10 Lumen Lane in the Town of Lloyd and upon completion will be a 17,000 sq. ft. facility, which includes 15,000 sq. ft. warehousing space and 2,600 sq. ft. office space. It is their intent to grow the business over the next several years and establish new divisions that include an increase in duct work cleaning, sick building syndrome and construction.

20 jobs will be retained and four new jobs will be added over the next two years.

It is noted that Agency member James Malcolm will recuse himself from voting on this project due to a personal relationship with the project applicant.

RESOLUTION AUTHORIZING THE DIRECTOR OF ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF 2007 ROUTE 9W LLC

Motion: John Morrow, seconded by Randall Leverette, moved to adopt said resolution.

Vote: The motion was adopted. James Malcolm recused himself from the vote. John Livermore absent.

RESOLUTION CONCURRING IN THE DETERMINATION BY THE TOWN OF LLOYD PLANNING BOARD AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE 2007 ROUTE 9W LLC PROPOSED PROJECT

Motion: Robert Kinnin, seconded by John Morrow, moved to adopt said resolution.

Vote: The motion was adopted. James Malcolm recused himself from the vote. John Livermore absent.

RESOLUTION CONSENTING TO AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN MORTGAGE AND RELATED DOCUMENTS WITH RESPECT TO THE 2007 ROUTE 9W LLC PROJECT

Prior to the vote, Chair Horodyski explained that due to the fact that the amount of mortgage recording tax assistance is under \$100,000, the Agency is allowed to provide that assistance in the absence of a public hearing. The approval of the sales tax exemption and PILOT Agreement cannot be considered until a public hearing has been held because they will both exceed \$100,000 in benefits. The Agency is being asked to consider the mortgage recording tax exemption prior to the holding of a public hearing as the project closing is eminent.

Motion: Randall Leverette, seconded by Robert Kinnin, moved to adopt said resolution.

Vote: The motion was adopted. James Malcolm recused himself from the vote. John Livermore absent.

OLD BUSINESS

Darienlake Kingston

Counsel Scott reported that an email inquiry has been received from the representatives of Darienlake Kingston indicating that they are not going to meet their completion date and their sales tax letter expires at the end of September. They have requested an extension of their sales tax letter to reflect their later expected completion date. Additional information will be forthcoming with possible consideration at the September meeting of the Agency.

NEW BUSINESS

Chair Horodyski announced that there will be a meeting of the Ulster County Capital Resource Corporation in September.

Ms. Holt reported that the Consolidated Funding Application process has concluded. Additionally, a meeting with a potential distillery project has been held with John Morrow representing the UCIDA.

PUBLIC COMMENT

Geddy Sveikauskas favorably commented on the website updates. He requested that in the future a copy of the project PILOT Points calculator also be added.

ADJOURNMENT

Motion: Randall Leverette, seconded by James Malcolm, moved to adjourn the meeting.

Vote: The motion was adopted. John Livermore absent.

The meeting was adjourned at 8:53 a.m.

Respectfully submitted,

Robert Kinnin
Secretary